

HIGH IMAGE INDUSTRIAL/TECHNOLOGY BUILDING

±11,798 SF FOR LEASE

5770 WARLAND DRIVE, SUITE B

CYPRESS :: CALIFORNIA



Another Quality Project By

WARLAND INVESTMENTS



FOR MORE INFORMATION OR TO ARRANGE A TOUR, PLEASE CONTACT:

BRIAN DEREVERE

Lic. 00885755
+1 714 371 9224
brian.derevere@cbre.com

RYAN PETERSON

Lic. 01336025
+1 714 371 9212
ryan.peterson@cbre.com

CBRE

Lic. 00409987
3501 Jamboree Road, Suite 100
Newport Beach, CA 92660

CBRE

5770 Warland Drive, Suite B

PROPERTY FEATURES



±11,798 Total Available SF



±5,000 Office SF (verify)



18' Minimum Clearance



POL ±32,750 SF Building



One (1) Grade Level Door (expandable)



Sprinklered .33/3,000 GPM



Parking 2.29:1,000



Power: 400 Amps, 277/480 Volts (verify)



Located in Cypress, at the border of Los Angeles and Orange County



Close proximity to 405, 22 and 605 Freeways

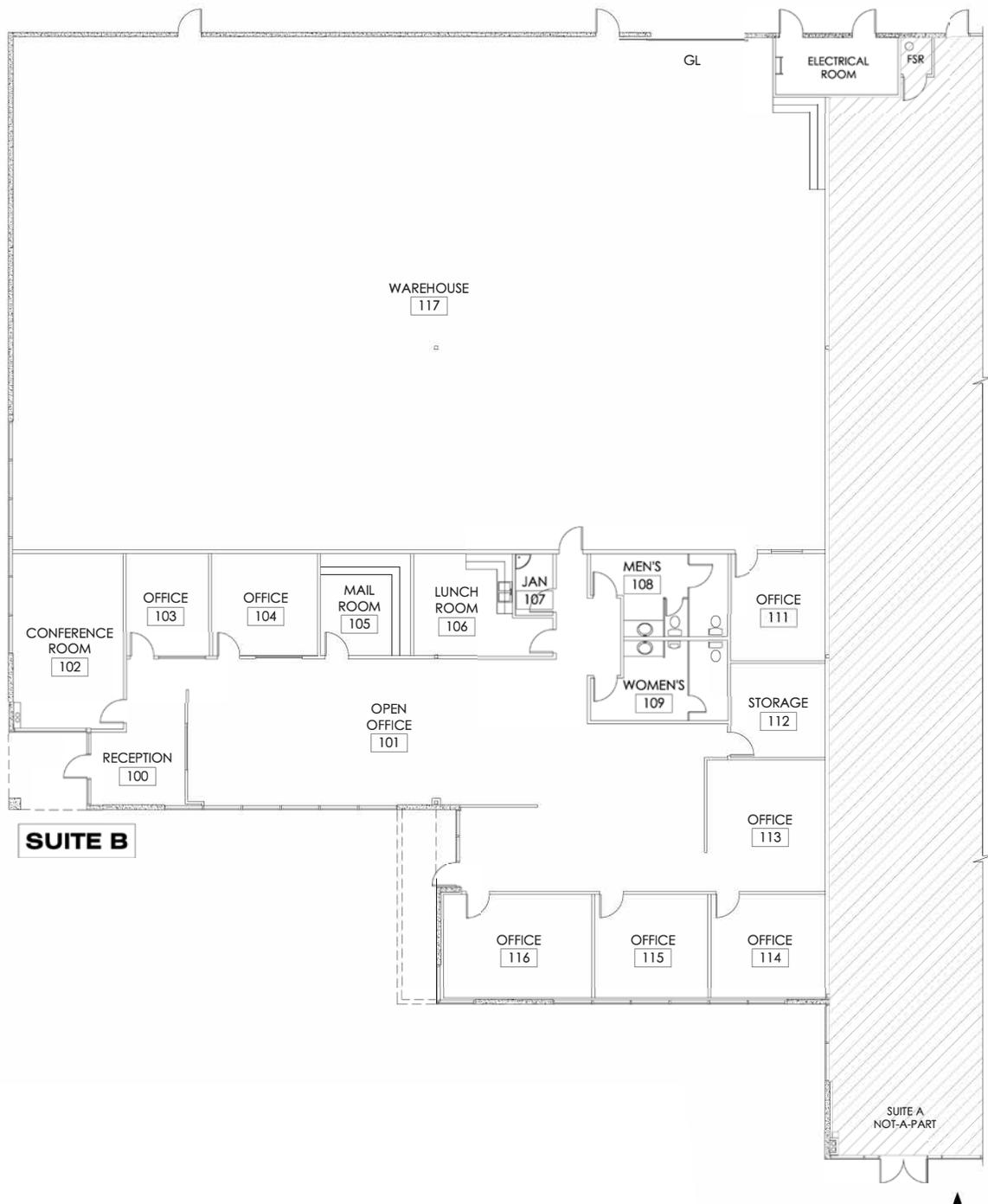


5770 Warland Drive, Suite B



FLOOR PLAN

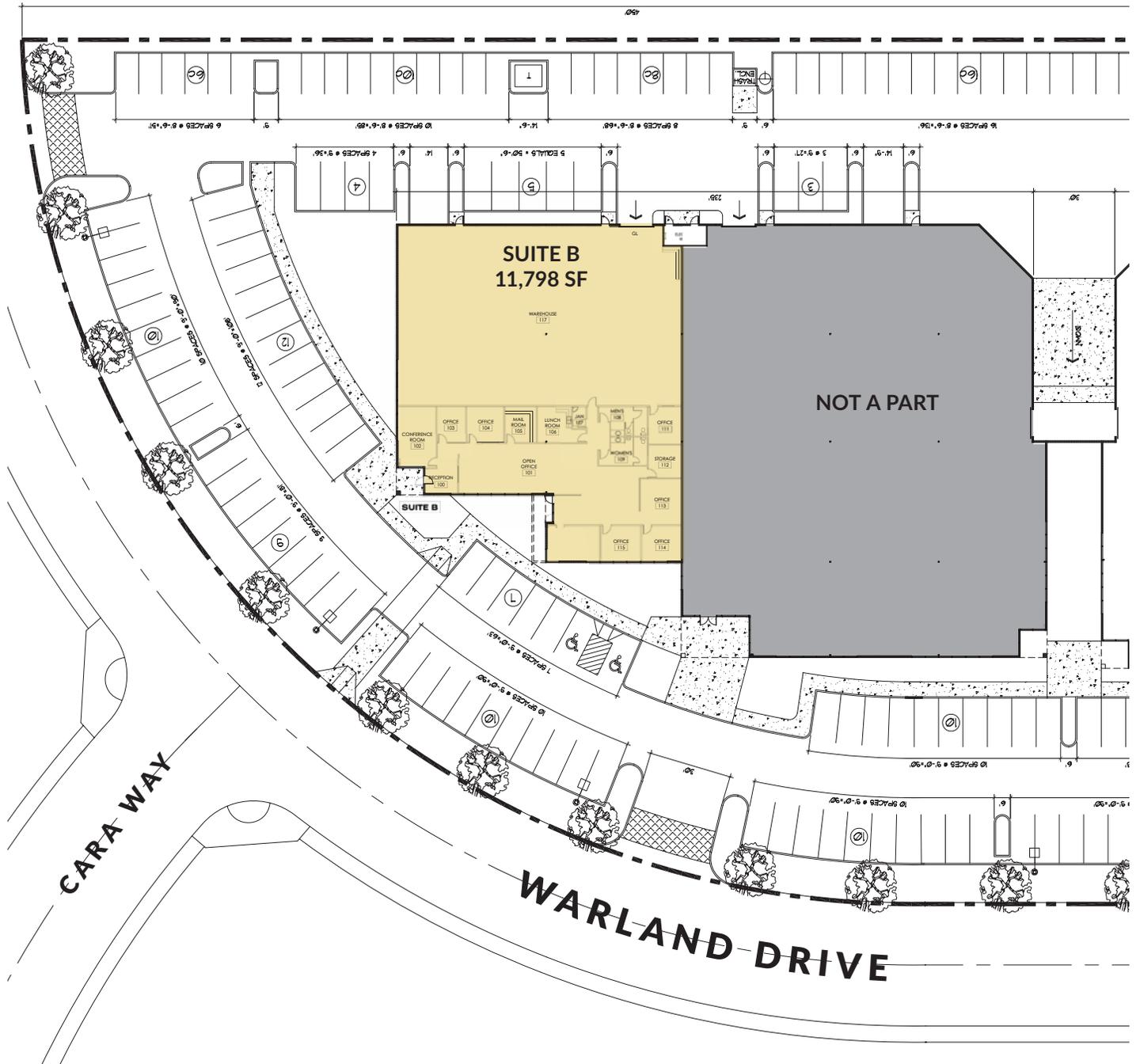
FIRST FLOOR PLAN



5770 Warland Drive, Suite B



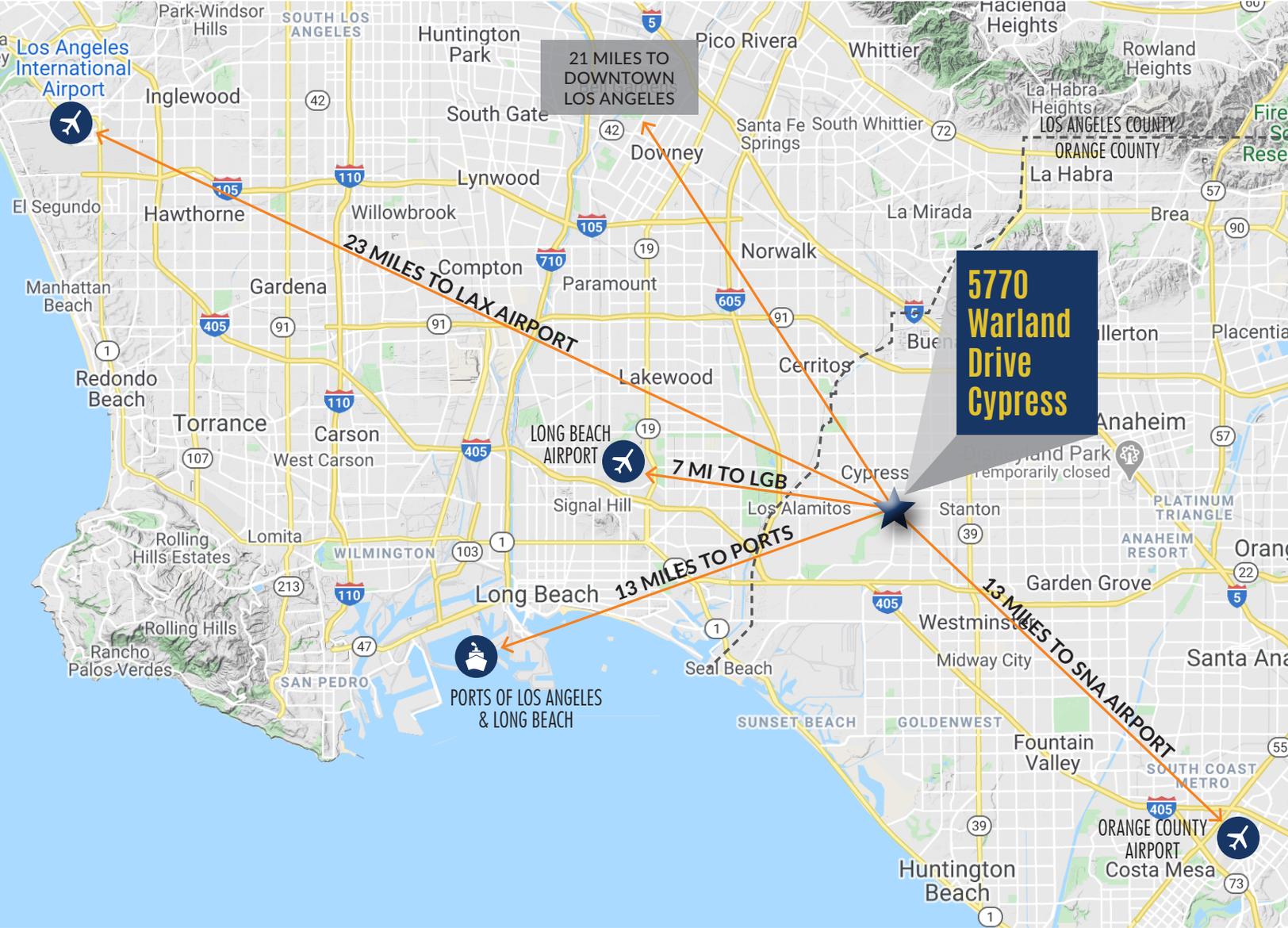
SITE PLAN



5770 Warland Drive, Suite B



REGIONAL MAP



NEARBY RESTAURANTS

- | | | |
|------------------------|--------------------------|-------------------|
| California Fish Grill | The Habit Burger Grill | Red Robin Burgers |
| Chilli's Grill & Bar | Joe's Gourmet Sandwiches | Rubio's |
| Chipotle Mexican Grill | Jimmy John's | Sombrero's |
| El Torito | Olive Garden Italian | Starbucks |
| Five Guys Burger | Panda Express | Super Mex |

SHOPPING

- | | |
|----------------------------|----------------------|
| BevMo | Smart & Final Extra! |
| Costco Wholesale | Staples |
| Cypress Plaza Shopping Ctr | Stater Bros. Markets |
| Daiso | Target |
| Meridian Plaza | Tillys |

HOTELS/FITNESS CLUB

- | |
|---------------------------|
| Courtyard By Marriott |
| Hampton Inn |
| Hyatt House Cypress |
| Residence Inn By Marriott |
| 24 Hour Fitness |

5770 Warland Drive, Suite B



AERIAL MAP



© 2024 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All other marks displayed on this document are the property of their respective owners. N:\Team-Revere\Marketing - InDesign\Warland Cypress Business Center\5770 Warland Dr\BRO _ 5770 Warland Dr #B _ v01AK.indd

5770 Warland Drive, Suite B



AERIAL MAP

